



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Lower Level Conference Room
June 16, 2016 1:30pm

1. APPLICATION: Gateway to Growing | Development Plan

Project Number: 201605020031
Location: Lots 9 & 10 of Gateway to the City PUD, Gateway Circle (040-004147)
Proposal: A development plan for a new two-story office building
Applicant: Robert Johnson, JH Architects, Inc., 5120-B Nike Drive, Hilliard, Ohio 43026

Relevant Code Section(s):

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District
- C-66-98 Gateway to the City PUD-I Zoning Text

Project Summary

The applicant is requesting approval of a development plan to construct a 28,000 square foot, two-story office building on Gateway Circle. The site to be developed is lots 9 & 10 of the Gateway to the City Development, zoned PUD-I and regulated by the zoning text approved with C-66-98.

Site Plan

The proposed 3.669-acre development will be accessed from two 24-foot-wide curb cuts off Gateway Circle. All drives around the site and through the parking area will be 24 feet in width. A 16' access drive is proposed on the east side of the building. All building and parking lot setbacks on the site are met.

A walking path loop is proposed on the east side of the property with a patio area in the center. The walking path will connect the sidewalk along Gateway Circle to the sidewalk around the perimeter of the structure.

Parking

127 parking spaces are proposed north and west of the building, including five (5) handicap accessible spaces. Spaces are proposed to be 9'x19', under the required 180 square foot minimum size; however, staff is supportive of this deviation to reduce the overall area of the parking lot and impervious surface on the property.

Landscaping

Landscaping is proposed throughout the site and multiple existing large trees are proposed to be preserved and featured in the eastern open space and walking path area proposed on the site. A 3' evergreen hedgerow is proposed along Gateway Circle to prevent headlight glare onto the

roadway and landscaping is proposed in all landscape island and peninsulas in the parking lot. Landscaping is also proposed around the perimeter of the building and along the southern property line.

Building

The proposed building will be two stories with a total square footage of 27,852. The overall height of the structure is proposed to be 32' with an extended architectural feature over the primary entrance reaching a height of 35'. The building is proposed to be finished primarily in EIFS ("Stormy Day" and "Foggy Day") with metal panels ("Blue Bell") used as accent around the primary building entrance. The building also features a stone water table ("Amber Valley Blend") around the base of all sides of the structure.

The zoning text for the area states that metal may not be used as a primary building material for elevations facing Marlane Drive or parking areas unless approved by City Council. The text also states that buildings must have a compatible look, colors, and theme within the Gateway to the City PUD. Staff is supportive of the proposed metal panels as they are only utilized on the architectural feature over the primary building entrance and the color selected is muted and in character with the colors utilized on the building. Furthermore, staff believes that the overall architecture and materials proposed are in character with other buildings in the Gateway to the City PUD.

An 864 square foot maintenance building is proposed along the southern property boundary in the parking lot adjacent to the dumpster enclosure. The maintenance building is proposed to be finished in EIFS to match the primary structure ("Stormy Day") and feature a water table around the base matching the primary structure ("Amber Valley Blend"). The dumpster enclosure will also be finished to match the primary structure.

Lighting

A photometric plan has been submitted showing appropriate lighting levels in all vehicular and pedestrian areas except for the walking path through the open space on the eastern portion of the site. Because this open space area is meant to be passive in nature and likely only utilized during daytime hours, staff is supportive of plans as shown with no site lighting within this area. Proposed lighting fixtures will match those utilized on the Aladdin Shrine Center across Gateway Circle.

Signage

Plans shows two parking lot signs to be located at the two site entrances. Both signs are proposed to be eight (8) square feet in area on concrete bases, with an overall height of 2' 6". Staff recommends that signs have masonry bases, matching the stone water table on the primary structure and maintenance building.

Analysis

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) **The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: Staff is supportive of the proposed office building and does not feel this use will be detrimental to present and potential surrounding uses which currently includes office, medical, and recreational uses.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: The proposed development is generally in conformance with all Zoning Code requirements including building height and setbacks. Proposed parking spaces are under the required 180 square foot minimum; however, staff is supportive of this size reduction in order to meet the parking demand on the site while decreasing the overall impervious surface on the lot.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The proposed office development is compatible with other uses in the Gateway to the City PUD in terms of proposed use and the design of the proposed structure. Undeveloped land in the district can be developed in a similar manner, provided that the development conforms to the approved zoning text for the area (C-66-98).

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The proposed development has been designed to meet the standards set in the Gateway to the City PUD (C-66-98) by proposing a structure that is consistent in look, color and theme with existing area development. The use of an office is in conformance with the general use intent of the area.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: Existing roadways Gateway Circle and Marlane Drive are suitable to carry anticipated traffic generated by the proposed office building.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: Proposed utilities are adequate for the proposed development. A more detailed review of the proposed utilities will be conducted with the submittal of the Site Improvement Plan.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: The proposed development contains the required parking spaces, landscaping and utilities to create a stable environment.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The proposed project, including building, parking spaces, landscaping, and utilities can be completely developed within seven years.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulation:

1. Directional signage shall have a masonry base.